

SECTION 3 - GENERAL REQUIREMENTS

1. No building or structure shall be erected, moved, reconstructed or structurally altered, nor shall any building, structure or land be used for any purpose other than is permitted in the zone in which such building, structure or land is situated. only agriculture uses, as defined herein, are exempt from this requirement.
2. No building or structure shall be erected, moved, extended, enlarged, reconstructed, or structurally altered to exceed the height, size or area limit herein established for the zone in which such building or structure is situated.
3. Every building hereafter erected, enlarged or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one principal building on one lot. In applying the area regulations for a building erected, enlarged, structurally altered or moved, land formerly a part of another lot and not in excess of the area requirements for such other lot shall not be counted.
4. No lot, held under one ownership at the effective date of this regulation, shall be reduced in dimension or area in relation to any building thereon so as to be smaller than that required by this regulation; if already less, the dimensions or area shall not be further reduced.
5. Every dwelling, hotel, motel, apartment and every other building erected, reconstructed, relocated or structurally altered for human habitation and use shall be securely anchored to a foundation in such manner as to be capable of withstanding the overturning or otherwise damaging effects of a minimum 70 mile per hour wind.
6. The use, occupancy or lease of a Mobile Home or Trailer House, as defined herein, by any person, firm or corporation for living purposes is prohibited within Riley County except that such Mobile Home or Trailer House is located within the confines of a Mobile Home Park as defined by the "Resolution Governing Mobile Home Parks in Riley County, Kansas" or as specifically stated as a permitted use in the various zones herein.
7. No person, firm or corporation shall construct a basement or portion of a dwelling and occupy, or let to another for occupancy, said structure until said structure is completed; except as specifically provided otherwise herein.
8. No building (except those for Agriculture Uses) shall be erected, reconstructed, relocated or structurally altered on any lot or parcel unless such lot or parcel has irrevocable access to a publicly dedicated street or right-of-way; except as otherwise specifically allowed in these regulations.

9. In all zones a vision clearance triangle of 10 feet shall be provided on all corner lots, except that the triangular space provided may be occupied at a distance of 12 feet above the sidewalk level by the structure projecting over and above the triangular space; and that portion of the structure may be supported by a supporting member not over 18 inches in thickness.
10. No building or addition thereto shall be erected over or across any public sewer or utility line, nor upon any platted or recorded easement unless permission is granted, in writing, by the utility or easement owner and subsequent approval is granted by the Planning Board.
11. Whenever any street, alley or other public way is vacated by official action of the Board of County Commissioners, the zoning districts adjoining each side of such vacated tract shall be extended to the center of the vacated tract and all areas included in such adjacent district shall then and thenceforth be subject to all regulations of the extended districts.
12. No land or structure shall be used for the keeping, feeding or maintenance of animals other than household pets except when that land or structure is located within a zoning district which specifically permits such use.
13. Temporary stands for the sale of fireworks as defined by State Fire Marshall Department Pamphlet, January 1973, "Regulations Governing the Storage, Sale and Handling of Fireworks" shall be permitted in any zoning district for the period of June 27th to July 5th, inclusive.
14. Borrow pits and quarries shall only be allowed as either a permitted or conditional use as outlined in SECTION 22A- RESOURCE EXTRACTION.